

111 West Chesapeake Avenue
Towson, MD 21204

APRIL 16, 1993

(410) 887-3353

George and Marietta Kelly
3205 Caves Road
Owings Mills, Maryland 21117

Re: CASE NUMBER: 93-343-A (Item 357)
3205 Caves Road
5/8 Caves Road, 1600' (+/-) from c/l Garrison Forest Road
3rd Election District - 3rd Councilmanic
Petitioner(s): George Whitthorne Kelly and Marietta vanderhoor Kelly

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before April 25, 1993. The closing date (May 10, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Arnold Jablon
Director

4-15-93

HELENE KENKING
Ms. John Winarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 357 (JCM)

Dear Ms. Winarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 16, 1993

FROM: Jerry L. Pfeiffer, Captain
Fire Department

SUBJECT: Zoning Petitions

#352B	No comments
#353	No comments
#354	No comments
#355	No comments
#356	Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code.
#357	No comments
#358	No comments
#359	No comments
#360	Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code.

RECEIVED
APR 20 1993
ZADM

JLP/dal

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: April 22, 1993

SUBJECT: 3205 Caves Road

INFORMATION:

Item Number: 357
Petitioner: George Whitthorne Kelly
Property Size: _____
Zoning: R.C. 5
Requested Action: _____
Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: *Jeffrey W. Long*
Division Chief: *Darryl L. Kern*
PK/JL:lw

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 5, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #357
Kelly (G. W.) Property; 3205 Caves Road
Zoning Advisory Committee Meeting of April 19, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. Baltimore County's Forest Conservation Regulations apply to this property.
2. Field inspection revealed a dug well southwest of the house and also a collapsed septic tank manhole riser. The abandoned dug well must be backfilled in accordance with the State law and the septic manhole riser must be repaired before issuance of a building permit. The applicant may contact Mr. Thomas H. Ernst of the Ground Water Management Section at 887-2762.

JLP:jbm

KELLY/TXTRMP

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

August 4, 1993

(410) 887-4386

Mr. and Mrs. George Kelly
3205 Caves Road
Owings Mills, Maryland 21157

RE: Petition for Administrative Variance
Case No. 93-343-A
Property: 3205 Caves Road

Dear Mr. and Mrs. Kelly:

This is to acknowledge receipt of your letter dated August 2, 1993, with enclosures. I have reviewed your letter and the exhibits attached thereto, as well as re-inspected the above file.

As I understand the situation, your original Petition for Variance relief requested approval of an 18 ft. setback from the east side of the proposed addition to the property line, in lieu of the required 50 ft. However, after a field inspection of the site, it has been discovered that the actual setback will range from 12 ft. at its minimum distance to 18 ft. at its maximum. Thus, a variance must be granted to accommodate the minimum distance (12 ft.).

Based upon the information in the file, I am in agreement with your assertion that this requested change is minimal in scope and within the spirit and intent of my prior Order. Thus, I will amend same by attaching this letter to the Order for inclusion in the case file. Further, this letter shall serve as written confirmation of said amendment during the permitting process.

Please do not hesitate to contact me if any further information is required, or if you have any questions pertaining to this matter.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

LES:mmm
cc: Case file for attachment to the Order

RECEIVED
AUG 2 1993
ZONING COMMISSIONER

August 2, 1993

VIA HAND DELIVERY

Zoning Commissioner
Suite 113
Courthouse
400 Washington Avenue
Towson, Maryland 21204

ATTN: Lawrence E. Schmidt

Re: George and Marietta Kelly
3205 Caves Road ("Property")
Case No. 93-343-A
Item 357
Order of Administrative Variance (May 17, 1993)

Dear Commissioner Schmidt:

On May 17, 1993, your office granted an Administrative Variance for set back lines for a new addition to be built at the above-referenced Property. An Order was issued by your office which granted the Administrative Variance and authorized an 18-foot set back line on the east side of the house to accommodate an addition that added seven feet to the width of the footprint of the existing house. The existing western boundary of the house is 12 feet from the Property line and that set back will be maintained with the new addition and, therefore, no variance was needed for that side of the house.

In response to our Petition, no adverse comments were received from the neighbors or the reviewing County agencies. The only identified comment by County agencies related to the filling of an old septic area, which will be done with the construction of the new addition. As you know, from the information submitted in the original Petition for Administrative Variance, the new addition will be adjacent to a horse field and the only nearby residential improvements in that area are some 100 yards from the proposed addition. The Property is particularly narrow and long and neither the existing house nor any addition could possibly comply with regulatory set back lines.

Zoning Commissioner
August 2, 1993
Page 2

In the course of preparing a building permit, our builder identified that the initial survey lines undertaken by J. Finley Ransome and attached to our Petition for Administrative Variance improperly showed the lines of the house parallel with the Property boundary lines. (Exhibit A). As a result, the set back line on the east side of the house should instead range from 18 feet to 12 feet, depending on where you measure along the north-south axis.

We submit this letter after speaking with Gwen Stevens of the Baltimore County Zoning Office. She suggested that we draft this letter, attach the amended survey drawing (Exhibit B) and seek a clerical amendment to your Order for an Administrative Variance to address this survey discrepancy. We strongly believe that the amended set back line still falls well within the spirit and intent of your initial Order and the regulations applicable to administrative variances for set back lines.

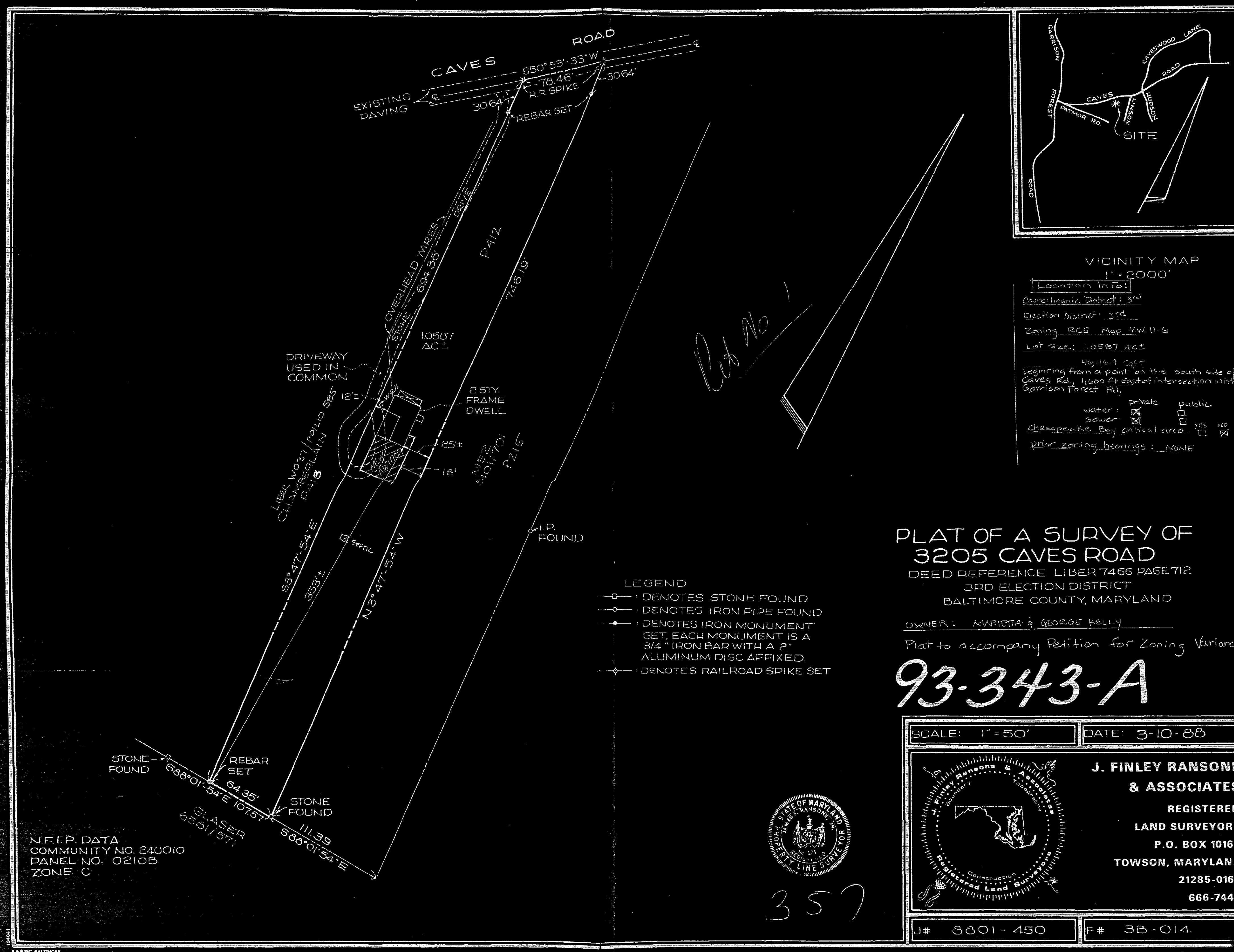
We urgently request your expeditious review of this matter and respectfully request that you grant a clerical amendment to your Order of May 17, 1993 to authorize a set back line of 12 feet, without reopening this matter for full review. The application for a building permit and the initiation of building is pending and dependent upon your expeditious decision. Should decision making not be forthcoming, it may preclude building this year.

Should you have any questions, please contact either one of us (Marietta - 356-9374) or (George - 347-7320).

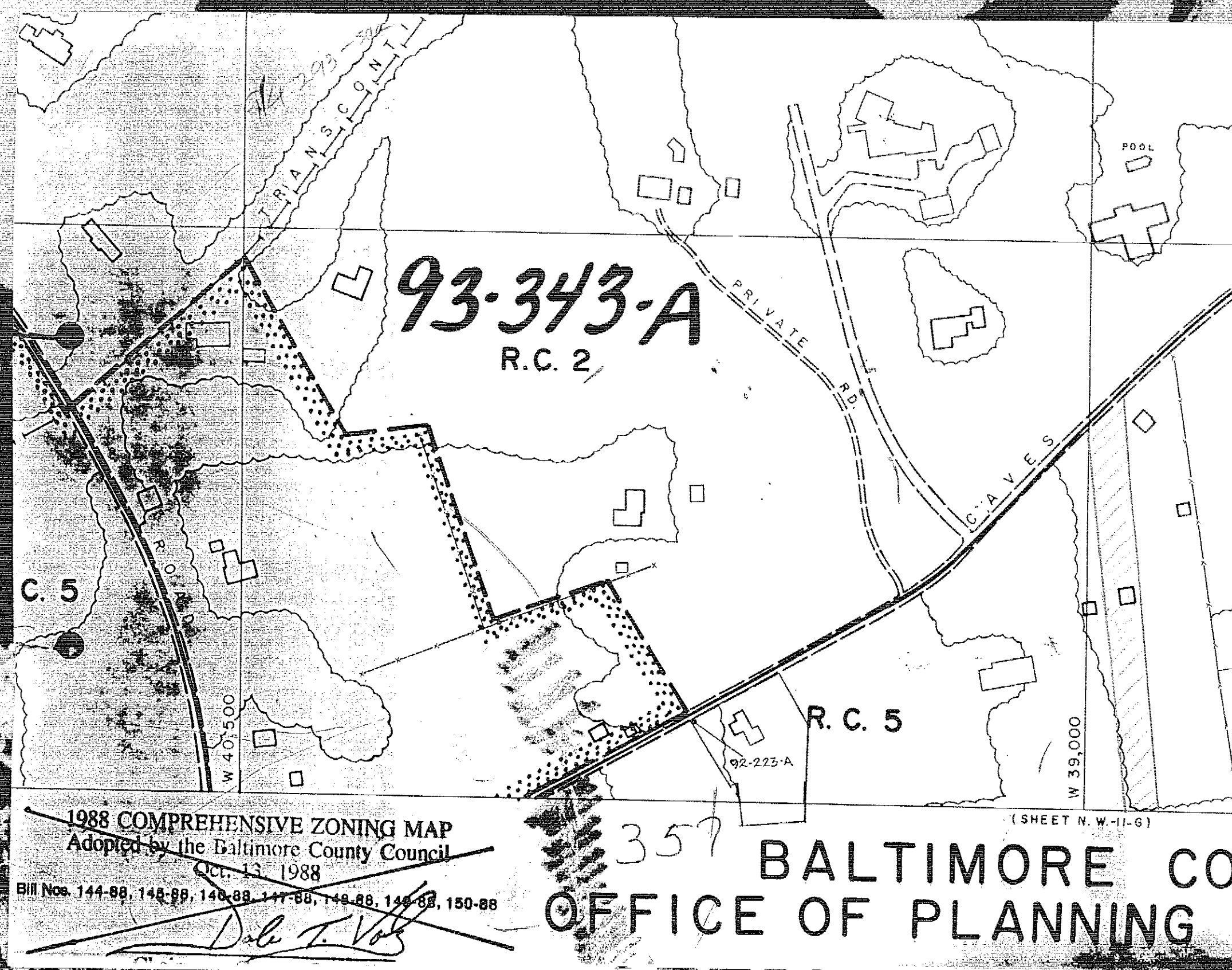
Thank you for your consideration.

Very truly yours,

George W. Kelly
George W. Kelly
Marietta Kelly
Marietta Kelly



3.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

357

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	THE CAVES	N.W. 12-G
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED